



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

Chief Administrative Officer

At its meeting held August 16, 2005, the Board took the following action:

2

Supervisor Knabe made the following statement:

“The County owns a 4,844 square foot medical clinic building on 22,216 square feet of land located at 12360 Firestone Boulevard in the City of Norwalk which is vacant and considered surplus to any present or foreseeable County needs. This building formerly served as an outpatient health center operated by the Department of Health Services (DHS). This clinic was closed by DHS and the services previously provided, to the extent possible, were transferred to remaining County clinics in response to the restructuring of outpatient services at DHS.

“The JWCH Institute Inc. (the ‘Institute’) is a private nonprofit health agency whose stated mission is to improve the health and wellness of under-served segments of the population of Los Angeles County through the direct provision of health care, health education services and research. The Institute will operate the subject health center as an outpatient clinic providing services deemed appropriate by DHS to meet the needs of the surrounding community in exchange for the County’s long term transfer of property ownership to the Institute on a gratis basis with the County reserving unto itself the right to take back the property in the event the Institute fails to operate the property as an outpatient health center, the property becomes blighted or at the end of a ten-year term, whichever occurs first. When the property reverts back to the County, the County will seek to renew its agreement with the Institute or identify other health care providers to operate the site as a health center.

“The Institute is recognized as a 501(c) (3) organization in compliance with Internal Revenue Code regulations and the Government Code prescribes a method by which the County can sell surplus real property to tax exempt organizations for the purpose of providing health services.”

(Continued on Page 2)

2 (Continued)

Therefore, on motion of Supervisor Knabe, seconded by Supervisor Burke, unanimously carried (Supervisor Yaroslavsky being absent), the Board took the following actions, as authorized by Government Code Section 26227:

1. Made a finding that:
 - Property located at 12360 Firestone Boulevard, City of Norwalk is surplus to any present or foreseeable County needs, and that the proposed direct sale of the surplus property is exempt from the California Environmental Quality Act; and
 - The health services to be provided by the JWCH Institute, Inc. (Institute) to the local community serve public purposes which benefit the County;
2. Approved the sale of the property to the Institute on a gratis basis for a 10-year period in exchange for the Institute's commitment to provide the funds, staff and management to operate a health clinic at the subject property, subject to further conditions that the Institute remain a nonprofit public entity and that the property will be used continuously and exclusively for outpatient health care purposes to meet the needs of the surrounding community and that the property is not to become blighted, with the property and services to be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of incorporated areas not equally accorded residents of unincorporated territory; and in the event that the Institute does not comply with operating an outpatient health clinic to meet the needs of the surrounding community at the subject property, then all rights, title and interest in the subject property shall revert back to the County;
3. Authorized the Chief Administrative Officer to negotiate the terms of the sale and execute a purchase and sale agreement and other related documents, after review and approval by County Counsel; and
4. Instructed the Chair to execute the quitclaim deed when prepared by the Chief Administrative Officer, after review and approval by County Counsel.

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Each Supervisor
County Counsel